

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
MAY 19, 2011
1:00 P.M.
MINUTES

PRESENT

Smita Shah
George Migala
Gracia Shiffrin
Andrew Mooney
Doris Holleb
Nancy Pacher
Kevin Slaughter
Patricia Scudiero
Gabe Klein

ABSENT

Terry Peterson
John Nelson
Linda Searl
Timothy Mitchell
David Weinstein
Alderman Daniel S. Solis
Alderman Edward Burke
Alderman Ray Suarez
Alderman Patrick O'Connor

- I. The Chairman called the meeting to order at 1:10 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with seven members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on May 19, 2011.
- III. The Minutes of the April 17, 2011 Hearing were approved unanimously.

Vice Chair Smita Shah welcomed Mr. Gabe Klein, the Acting Commissioner of the Department of Transportation as a member of the Chicago Plan Commission.

MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 10, 12 and 13 WERE APPROVED BY AN 8-0 OMNIBUS VOTE. NUMBER 11 WAS APPROVED 7-0 WITH COMMISSIONER SHIFFRIN RECUSING HERSELF, AND NUMBER 14 WAS APPROVED 7-0 WITH COMMISSIONER MIGALA RECUSING HIMSELF.

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 2951 West Washington Boulevard. (2nd Ward)(11-056-21)

Negotiated Sales

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 7301 -19 South South Chicago Avenue, 7369 South South Chicago Avenue, and 1031-35 East 73rd Street. (5th Ward) (11-057-21)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 745 North Cicero Avenue. (28th Ward) (11-058-21)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1008 East 41st Place. (4th Ward) (11-059-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5920-5922 South Sawyer Avenue. (16th Ward) (11-061-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5221 South Halsted Street. (3rd Ward) (11-065-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4113 South Union Avenue. (11th Ward) (11-066-21)
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3534 West Ohio Street. (27th Ward) (11-067-21)

Dispositions

9. A resolution recommending the disposition of land from the City of Chicago to the Chicago Housing Authority for a mixed-use development for the property located at 749 East 37th Street, 3743, 3735, 3713 South Ellis Avenue, 3766, 3800, 3835-

39, 3849, 3859-61, and 3863-65 South Lake Park Avenue. (4th Ward) (11-055-21)

10. A resolution recommending the disposition of three city-owned parcels to the Chicago Park District for the future creation of a new Lakefront Park for the property located at 7915-8011 South Avenue O. (7th Ward) (11-060-21)
11. A resolution recommending the disposition of land from the City of Chicago to the All Saints Senior Housing, NFP, for the purpose of developing parking for a proposed multi-unit senior housing development for the property located at 21 East 117th Street. (9th Ward) (11-062-21)

Tax Increment Finance Redevelopment Plan

12. A resolution recommending a proposed ordinance for Tax Increment Financing Redevelopment Project Area Amendment No. 2 for the property bounded by West Armitage Avenue from North Ridgeway Avenue to North Milwaukee Avenue; West Fullerton Avenue from Kimball Avenue to North Francisco Avenue and Milwaukee Avenue from the West Armitage Avenue to West School Avenue. (1st, 26th, 30th, 31st, and 35th Wards) (11-063-21)
 13. A resolution recommending a proposed ordinance for Tax Increment Financing Redevelopment Project Area Amendment No. 1 for the property bounded by Central Avenue from Berenice Avenue on the north to Fullerton Avenue on the south; Belmont Avenue from Meade Avenue on the west to LeClaire Avenue on the east; and Fullerton Avenue from Mango Avenue on the west to Lamon Avenue on the east. (30th, 31st, 36th, 37th and 38th Wards) (11-064-21)
 14. A resolution recommending a proposed ordinance for Tax Increment Financing Redevelopment Project Area Amendment No. 2 for the property bounded by the Alley southwest of Grand Avenue on the north, Kedzie Avenue on the east, Lake Street on the south and Pulaski Road on the west. (27th, 28th and 37th Wards) (11-065-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A proposed Business Planned Development application submitted by MedProperties, LLC for the property generally located at 1325-41 West Belmont Avenue. The applicant proposes to construct an approximately 52,000 square foot medical office building with retail at the ground floor and 56 accessory parking spaces. The applicant proposes to rezone the property from M1-1 Limited Manufacturing District and a B3-2 Community Shopping District to a B3-5 Community Shopping District prior to establishing the Business Planned Development. (32nd Ward) **Approved 8-0-1, with Commissioner Pacher**

recusing herself. Yeas – Commissioner Holleb, Migala, Mooney, Scudiero, Shiffrin, Slaughter, Klein, and Shah.

2. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 602 submitted by Lakeshore East, LLC for the property generally located at 345 East Wacker Drive. The applicant proposes to construct a 45-story residential building with 499 dwelling units, 272 parking spaces, and approximately 18,000 square feet of retail space in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (42nd Ward) **Approved 9-0, Yeas – Commissioners Holleb, Migala, Mooney, Pacher, Scudiero, Shiffrin, Slaughter, Klein, and Shah.**
3. A Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 600 submitted by the Chicago Department of Transportation for the Fullerton Parkway Bridge and a section of the Fullerton Drive located between Cannon Drive and the Lake Shore Drive entrance ramp. The applicant proposes to replace the existing Fullerton Parkway Bridge over the Lincoln Park Lagoon and reconfigure the adjacent pedestrian and bicycle paths and reconstruct and repave Fullerton Drive from Cannon Drive to its eastern terminus and portions of the Lake Shore Drive entrance and exit ramps at Fullerton Drive within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The Fullerton Parkway Bridge is a contributing feature to Lincoln Park, which is listed on the National Register of Historic Places. (43rd Ward) **Approved 8-0-1, with Commissioner Klein recusing himself. Yeas – Commissioners Holleb, Migala, Mooney, Pacher, Scudiero, Shiffrin, Slaughter, and Shah.**

E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

1. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 596 submitted by River East P24, LLC for the property generally located at 500 - 520 North Lake Shore Drive, 500 - 516 East Illinois Street, 501 - 527 North Peshtigo Court and 469 - 485 East Grand Avenue. The applicant proposes to construct a 45-story residential building with 500 dwelling units, 415 parking spaces, and approximately 5,000 square feet of ground-floor retail space in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (42nd Ward) DEFERRED BY AN 8-0 OMNIBUS VOTE

Adjournment: 2:15 PM